

Hendersonville 37075

ZIP code · TN · Tennessee > Sumner County > Hendersonville

BALANCED MARKET

\$500K

MEDIAN SALE PRICE

-5.1%

1-YR CHANGE

1,090

SALES (12 MO)

\$508K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



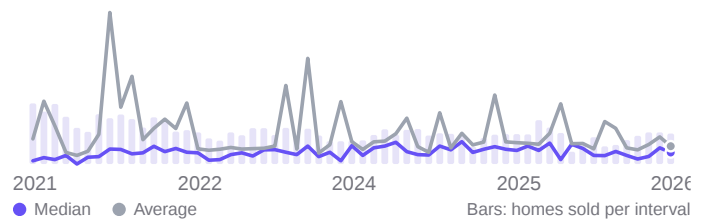
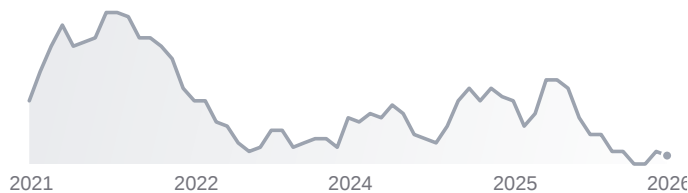
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$498K · Average \$549K

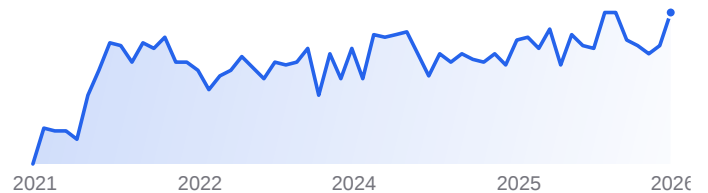
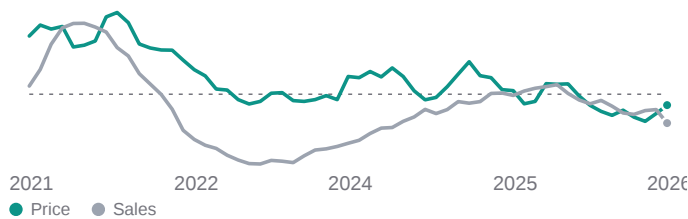


Growth (year over year)

Price -5.1% · Sales -13.4%

Price per square foot

\$250/ft²

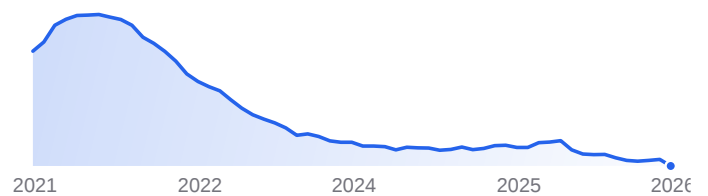
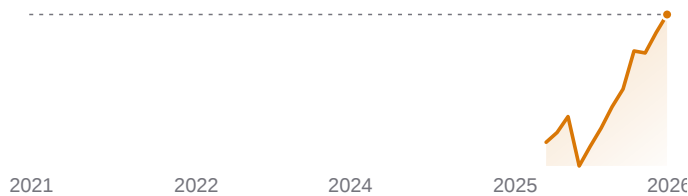


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

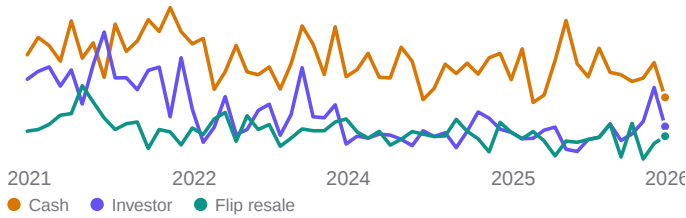
4.2%



BUYERS & OUTCOMES

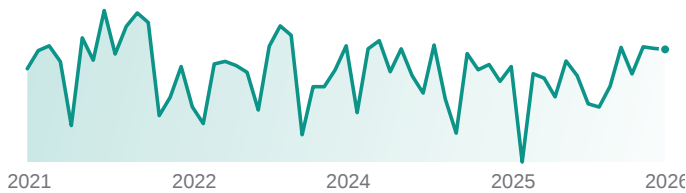
Buyer mix

Cash 20% · Investor 11% · Flip resale 8.4%



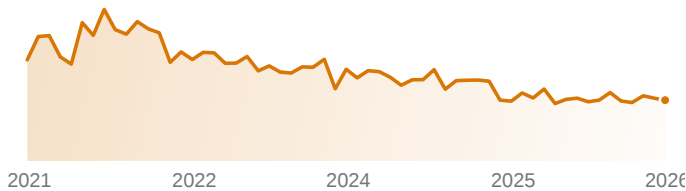
Sellers who sold at a gain

95%

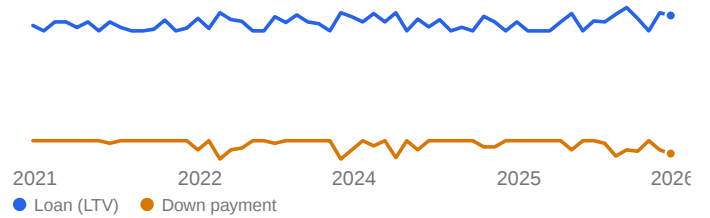


Median annualized return at resale

+5.2%

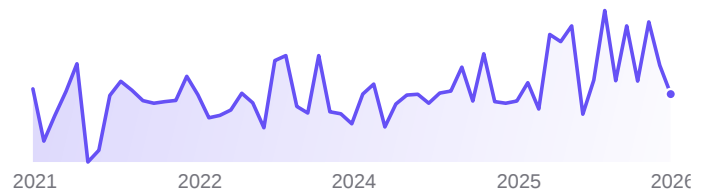


Financing (share of purchase price) Loan (LTV) 88% · Down payment 13%



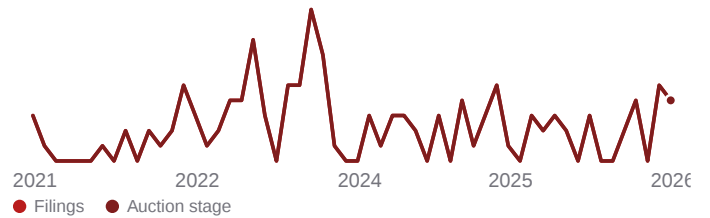
Typical hold before selling

5.3 yrs



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	25,773
Median value (AVM)	\$508K
Median size	2,049 ft²
Median bedrooms	4
Median year built	1993
Single family	86%
Condos	6.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.4%
Owner occupied	82%
Company owned	15%
Median loan-to-value	46%

Typical ownership tenure

9.8 yrs

COMMUNITY

Population	75,762
Density	1,174 / mi²
Median household income	\$99K
Average household income	\$118K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	60
Homes occupied	96%
Bachelor's or higher	30%
Poverty rate	5.7%
Unemployment	0.9%
Average temp	58°F
Annual precip	51 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.